



TRUSTEE MEETING AGENDA 8/7/2024

6:00 PM

HAMILTON TOWNSHIP ADMINISTRATION

Darryl Cordrey – *Board Chair*

Joseph Rozzi – *Vice Chair*

Mark Sousa – *Trustee*

Leah Elliott - *Fiscal Officer*

7780 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-8520

Township Administrator

Jeff Wright

(513) 683-8520

Police Department

Scott Hughes – Police Chief

Phone: (513) 683-0538

Fire and Emergency Services

Jason Jewett– Fire Chief

7684 South State Route 48

Maineville, Ohio 45039

Phone: (513) 683-1622

Public Works

Don Pelfrey– Director

Phone: (513) 683-5320

Assist. Fiscal Officer

Ellen Horman

Phone: (513) 239-2377

Human Resources

Cheryl Allgeyer

Phone: (513) 239-2384

Zoning

Cathy Walton-Director

Phone: (513) 683-8520

Parks and Recreation

Nicole Earley-Director

(513) 683-5360

- Roll Call
- Pledge of Allegiance
- Approve of the Clerk’s Journal and Accept the audio/video recording as the Official Minutes of the July 17th Board of Trustees regular meeting.
- Bills before the Board

Public Speakers- Judge Gary Loxley and Judge Rob Fischer, Warren County Court

Public Hearing- McDonalds Site Plan Review

Public Comments

New Business

Resolutions

- Resolution No. 2024-0807A – - Increase of Appropriations in the Police District Fund for the purchase of replacement vehicles and in the Fire Maintenance Fund for repairs to Engine 76

Motion –

- Motion to approve the purchase of Cemetery Deeds

Public Comments

Fiscal Officer’s Report

Administrator’s Report

Trustee Comments

Adjournment

The agenda is to give an idea of the various discussions before the Board. The time and order of Agenda items is subject to change in order to maintain efficiency and timeliness of the meetings. Citizens may address the Board under the Public Comment section of the agenda.

The following guidelines protect your rights as well as those of others:

1. Speakers must state their name and full address for the record.
2. The Board Chair will recognize each speaker, and only one person may speak at a time.
3. Speakers will address any and all comments to the Board of Trustees and Fiscal Officer. The Board may request further information from staff at their discretion.
4. Anyone who willfully disrupts a Board meeting may be barred from speaking further or may be removed from the meeting and detained by officers of the Hamilton Township Police Department. (ORC 505.09; ORC 2917.12)

Hamilton Township Trustee Meeting

July 17, 2024

Trustee Board Chairman, Darryl Cordrey, called the meeting to order at 6:00 p.m. Mr. Cordrey, Mr. Rozzi and Mr. Sousa were present.

Roll call as follows: Darryl Cordrey
Joe Rozzi
Mark Sousa

The *Pledge of Allegiance* was recited by all.

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the clerk's journal as the Official Meeting Minutes of the July 3, 2024, Trustee Meeting.

Roll call as follows: Joe Rozzi Yes
Mark Sousa Yes
Darryl Cordrey Yes

A motion was made by Mr. Cordrey, with a second by Mr. Rozzi, to approve the bills as presented before the Board.

Roll call as follows: Mark Sousa Yes
Darryl Cordrey Yes
Joe Rozzi Yes

Public Hearing – 200 Stephens – Request for zone change R-1 to R-1 PUD

Mr. Cordrey explained the procedures and guidelines the Board would use to reach a decision during the hearing, opening the floor at 6:02 pm.

Legal Advisor, Ms. Amy Blankenship asked any persons wishing to offer testimony or speak during the hearing to raise their right hand; an oath was administered.

Ms. Cathy Walton, Zoning Director, presented the staff report for a zoning map amendment, located at 200 Stephens Road, Hamilton Township, OH 45039. The Property Owner is Church Venture. Legal Notice was published in the July 7, 2024, edition of The Journal News. Notices were mailed to all property owners within 200 feet, contiguous to, and directly across the street from the area of the proposed amendment.

The applicant, John Fonner has requested a zone change from R-1 Single Family Residence to R-1 PUD Single Family Residence. The zone change is intended to allow the property to be developed for mixed use. According to the Hamilton Township Comprehensive Plan and Future Land Use Plan, the designated area is earmarked for single-family residential use. Single Family Residential zoning typically entails residential developments with the intent of one dwelling unit per 2 acres.

Following extensive discussions with the applicant and neighboring residents, the Board decided to continue the deliberation at the second August meeting. Mr. Cordrey will facilitate a work session with the applicant and neighbors to address concerns about traffic, noise, and lighting, as well as to discuss the types of businesses that the Township residents are looking for and Trustees are considering permitting in the business district if mixed-use zoning is approved.

Mr. Cordrey made a motion, with a second of Mr. Rozzi to continue this discussion for the PUD Stage 1 application for Church Venture at the August 21, 2024 Trustee Meeting.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes
	Darryl Cordrey	Yes

Zoning- 280 Dwire- PUD Stage 2 & 3

Ms. Walton presented the staff report for the Planned Unit Development Stage 2 and Stage 3 preliminary and final site plan, located at 280 Dwire Road, Hamilton Township, OH 45039. The Property Owner is M/I Homes of Cincinnati, LLC. Legal Notice was not required for Stage 2 and Stage 3 of the PUD process.

Brent Wilkens applied for approval of a residential development PUD Stage 2 & PUD Stage 3 Site Plan. The Cypress Pointe PUD received approval on June 5, 2024. The initial design proposed 38 single-family residences to be constructed by M/I Homes with a 35-foot front setback where there is typically 40-feet required.

Mr. Cordrey welcomed the applicant to address the Board. Mr. Wilkens mentioned that he had no additional comments regarding the project details but emphasized his collaboration with neighbors and Choice Once Engineering.

Mr. Cordrey asked the price point for the homes.

Mr. Wilkens stated that the average price would be around \$750,000.

Mr. Cordrey made a motion, with a second of Mr. Rozzi to approve the PUD Stages 2 and 3 for M/I Homes, located at 280 Dwire Road, Maineville, Ohio 45039, with the following conditions:

1. Comply with all regulations in the Hamilton Township Zoning Code except those modified via the PUD process.
2. Meet the requirements of all Warren County Partner Organizations.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Public Comments

Mr. Cordrey opened the floor to public comments at 8:11 p.m.

Mr. Brad Turner inquired who inspects sidewalks in the Providence subdivision.

Mr. Don Pelfrey explained himself with the Warren County Engineer's Officer complete a walkthrough prior to the roads being turned over to the Township by the developers. The neighborhood in question is on a punch-list that will be brought to the Board prior to the bonds being released.

Mr. Cordrey closed the floor to public comments at 8:15 p.m.

New Business

- Resolution No. 2024-0717A – Resolution Enacting an Extension to the Six-Month Moratorium on Adult Use Cannabis

Mr. Sousa suggested that the Board reconvene for a workshop once the state provides guidance, a suggestion to which Mr. Rozzi and Mr. Cordrey agreed.

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve Resolution 2024-0717A, a resolution extending by six months a moratorium on the processing and issuance of any permits allowing adult use cannabis operators within Hamilton Township, Warren County, Ohio

Roll call as follows:

Joe Rozzi	Yes
Darryl Cordrey	Yes
Mark Sousa	No

- Resolution No. 2024-0717B – Lighting District Fund Transfer

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve Resolution 24-0717B, a resolution authorizing an advance from the general fund (1000) to the lighting district fund (2401)

Roll call as follows:

Darryl Cordrey	Yes
Mark Sousa	Yes
Joe Rozzi	Yes

- Resolution No. 2024-0717C – Authorizing Special Assessments for Artificial Lighting in Certain Lighting Districts

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve Resolution 27-0717C, a resolution authorizing special assessments for artificial lighting in certain lighting districts

Roll call as follows:

Mark Sousa	Yes
Darryl Cordrey	Yes
Joe Rozzi	Yes

- Resolution No. 2024-0717D-- Increase of Appropriations in the Road Levy Fund and the Permissive Motor Vehicle License Tax Fund for the 2024 Repaving and Line Striping Programs

Mr. Wright proposed increasing appropriations in two funds. First, an increase of \$157,889.94 is needed in the Road Levy Fund for Supplies and Materials to cover a higher-than-expected invoice from the road repaving contractor. The Township has sufficient funds available, and this adjustment ensures payment for the first of two invoices. Secondly, an appropriation increase of \$51,290.69 is required in the Permissive Motor Vehicle License Tax fund. This is to allocate funds authorized by the Board on May 15th for a pavement marking contract to restripe essential Township roads.

Mr. Sousa asked the status of the striping and if we pay prior to the work being completed.

Mr. Pelfrey mentioned that the invoice will be issued upon completion of the work. Due to weather delays, they anticipate being in the township within the next two weeks.

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve Resolution 27-0717D, a resolution authorizing private sale of unneeded and unfit-for-use property in the police department.

Roll call as follows:	Joe Rozzi	Yes
	Mark Sousa	Yes
	Darryl Cordrey	Yes

- Resolution No. 2024-0717E- – Authorizing Private Sale of Unneeded and Unfit-For-Use Property

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve Resolution 27-0717E, a resolution authorizing private sale of unneeded and unfit-for-use property in the police department.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

- Motion- Reassignment of Vendor Permit Revenue

Mr. Wright explained the Township has a resolution mandating transient vendors apply for registration. This process includes applying for and undergoing a background check conducted by the Township Police Department. As the Police Department conducts much of the review, it is designated to receive the collected application fees within its budget fund.

Assistant Chief Short explained that those who apply for vendor permits will undergo a local and county of residence background check.

Mr. Cordrey made a motion with the second from Mr. Rozzi to reassign future revenue from Vendor Permits to the Police District Fund – Fees – 2081-302-0000 instead of General Fund – Zoning Fees – 1000-302-0001.

Roll call as follows:	Joe Rozzi	Yes
	Darryl Cordrey	Yes

Mark Sousa Yes

- Motion- Amend the Hamilton Township Roster as Presented

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve the Hamilton Township Roster as Presented

Roll call as follows: Darryl Cordrey Yes
 Joe Rozzi Yes
 Mark Sousa Yes

- Motion- Approve transfer deed as presented

Mr. Cordrey made a motion with the second from Mr. Rozzi to approve the transfer deed as presented.

Roll call as follows: Mark Sousa Yes
 Darryl Cordrey Yes
 Joe Rozzi Yes

Public Comments

Mr. Cordrey opened the floor to public comments at 8:27 p.m., in which there were none.

Fiscal Report

During the financial report presentation, Ms. Leah Elliott noted that we have reached the midpoint of the year and have utilized 45% of our budget. She provided a comparison of the 2024 Revenue and Expenses with those of 2023, highlighting that the Kroger TIF figures were segregated from the total in each category.

Ms. Elliott asked the Board for feedback on what they are looking for in her financial reports.

Mr. Sousa proposes maintaining year-over-year expenditure reports and incorporating quarterly work sessions into the meetings.

Ms. Elliott acknowledged the request and mentioned her intention to undergo additional training with UAN for better familiarity. She also notified the public that the state audit is scheduled for the upcoming months.

Administrator's Report

Administrator, Mr. Wright gave the following updates:

- Chief Jewett has received GIS spatial mapping data from Emergency Services Consulting International for the Fire and EMS departments. Consultants are projected to conduct an on-site tour and schedule meetings with trustees and administrators by September.
- Mounts Park Restoration and Improvements Update: Stantec Engineering presented a concept plan to Mr. Wright, Ms. Nicole Earley, and Mr. Pelfrey. The plan proposes capping the landfill exposure with

compacted clay and creating a new stream to mitigate flooding in the quarry lake. Mr. Wright intends to meet with Stantec to discuss the project's phasing in response to the higher-than-expected cost estimate.

Mr. Cordrey and Mr. Wright emphasized to the public that the capping requirement has been mandated by the EPA to stop erosion and protect the water sources.

Mr. Rozzi and Mr. Sousa suggested asking Warren County and the State to help fund the project due to the proximity of the Little Miami River and because the relocated stream conveys storm water from a County road.

Trustee Comments

Mark Sousa: Mr. Sousa attended the Adena at Miami Bluff HOA meeting where the Stonegate management team acknowledged Mr. Pelfrey and the Public Works department staff for their engagements in the community. Mr. Sousa wanted to publicly thank the Salem Township and Morrow Fire Department for lending our department vehicles while ours are down for maintenance. Lastly, a reminder was given about the upcoming National Night Out on August 6th at Oder's Lake.

Joe Rozzi: There are no additional comments for tonight's meeting; substantial progress was achieved.

Darryl Cordrey: Mr. Cordrey expressed gratitude to the Village of Maineville and HT staff for their involvement in the Freedom Day parade. This Friday, HT will host the Movie in the Park at Testerman Park. Additionally, Mr. Cordrey acknowledged the Public Works Department for promptly clearing a fallen tree on Stephens Road following recent storms.

Adjournment- With no further business to discuss, Mr. Cordrey made a motion, with a second from Mr. Rozzi, to adjourn at 8:44 p.m.

Roll call as follows:	Darryl Cordrey	Yes
	Joe Rozzi	Yes
	Mark Sousa	Yes

Warren County Court Presentation

Judge Gary A. Loxley
Judge Robert S. Fischer

2024



Warren County Court

Current Judges

- Hon. Gary A. Loxley
 - Area I Docket: Northern Half Of the County
- Hon. Robert S. Fischer
 - Area II Docket: Southern Half of the County



Warren County Court

Court Staff

- Rob Kaufman: Civil Magistrate
- Melissa Moubray: Court Administrator
- Eloisa Kisaberth: Case Assignment Commissioner
- Rick Logan, Bailiff

Probation Department:

- Mary Velde
- Donna Conn
- Kimberly Lee
- Madison Wallen
- Mandi Peak
- Elaine Stonebraker



Warren County Court

Number of Cases

	2019	2021	2022	2023
• Criminal:	1,007	833	880	746
• Civil:	1,440	1,178	1,233	1,350
• Probation:	527	467	470	384
• Traffic:	3,354	2,126	2,298	2,504
• TOTAL:	6,328	4,604	4,881	4,984



Warren County Court

Current Issues

- **Distracted Driving**

- Revised Code section 4511.204
- Effective April 2023, enforcement began in October 2023

- **Strangulation**

- Revised Code section 2903.18
- Effective April 2023. Ohio was the last state in the U.S. to make this offense a felony



Warren County Court

Veterans Court Docket

- April 1, 2015: Established
 - December 2023: Another Re-Certification
 - 13 Currently enrolled
 - 30 graduates
 - Recidivism rate = 11%
-
- Graduation Ceremonies
 - MOUs
 - Civilian Volunteers, PRA e.g.



Warren County Court

Current Issues (con't)

- Expungement/Sealing of Records Statutes
 - Changes continue to favor applicants
- Public Perception of the Court System
- New Warren County Clerk of Court in 2025



Warren County Court

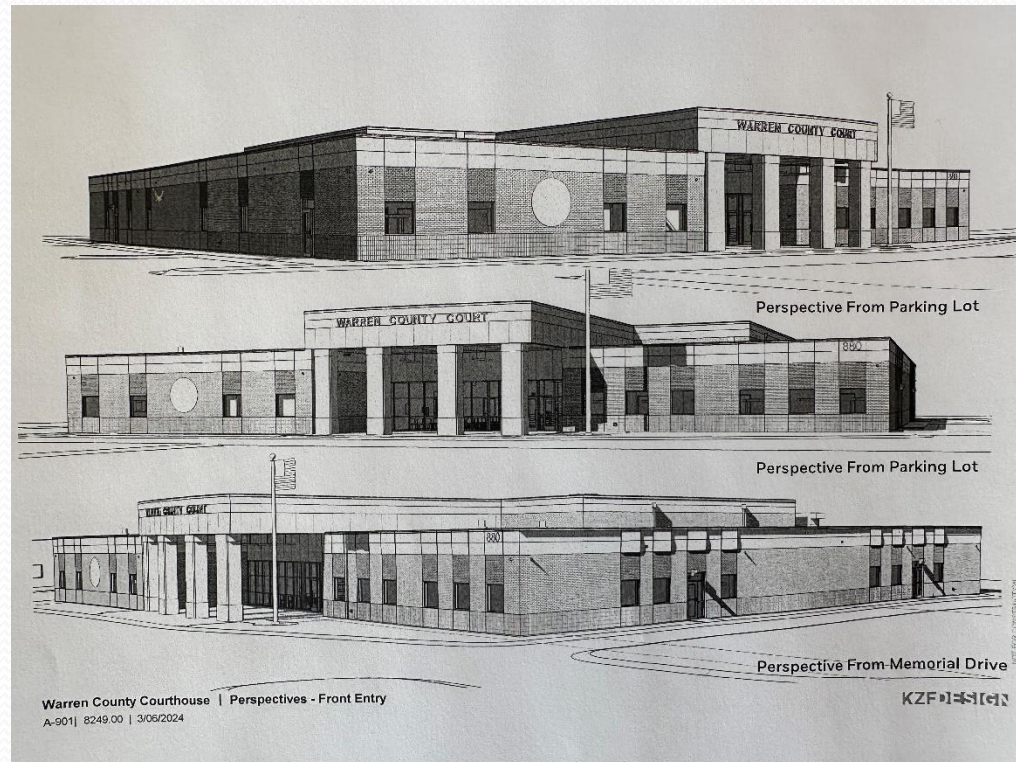
New Court Building:

- Construction is underway east of current location
- One story 21,000+ sq.ft. building with two courtrooms and a hearing room
- The design anticipates growth and expansion
- Proposed completion is late summer/fall of 2025



Warren County Court

New Court Building:



Warren County Court

SUCCESS Docket

- April 1, 2015: Established
 - August, 2015: Interim Certification
 - October, 2022: 3 Year Re-Certification
 - 18 Current Participants
 - 4 Graduates in 2024
-
- Lower recidivism
 - Education, employment, and housing
 - Transportation



Community Outreach

- Professional Committee Positions
- Volunteer Activities
- Public events, holidays, memorial services, etc.
- Hosting courthouse programs and events



Warren County Court

Conclusion

- We and our staff recognize it is a privilege to serve Warren County and the residents of Hamilton Township.
- Judge Gary A. Loxley
- Judge Robert S. Fischer



Warren County Court



HAMILTON
TOWNSHIP

Trustees Meeting

Public Hearing: *McDonald's Site Plan Review*

August 7, 2024

McDonald's Site Plan Review

Owner: Kroger Limited Partnership I

Applicant: Permit Solutions

Spokespersons: Cathy Stephens

Address: 148 E. Towne Center Boulevard, Outlot 2

Legal Notice was published in the Sunday, July 28th edition of *The Journal News* in Warren County

Notices were mailed to all properties contiguous to and across from the subject property



**Board of Trustees
Notice of Public Hearing**

Date of Meeting: **August 7, 2024**
Time of Meeting: 6:00 PM
Location of Meeting: Hamilton Township Administration Building,
7780 South State Route 48, Maineville, OH 45039
Request: The Hamilton Township Board of Trustees has scheduled a Public Hearing to consider a Site Plan Review for 148 Towne Center Boulevard, outlot 2, Maineville, Ohio 45039

The plans for the project are available for review at the Administration Building Mon- Fri 8:00 AM and 4:30 PM.

A handwritten signature in black ink that reads 'C. Walton'.

Cathy Walton
Planning and Zoning Director

Site Plan Review

- **Request:** Site Plan Review for McDonald's, LLC to construct a 3,694 square foot fast food restaurant.

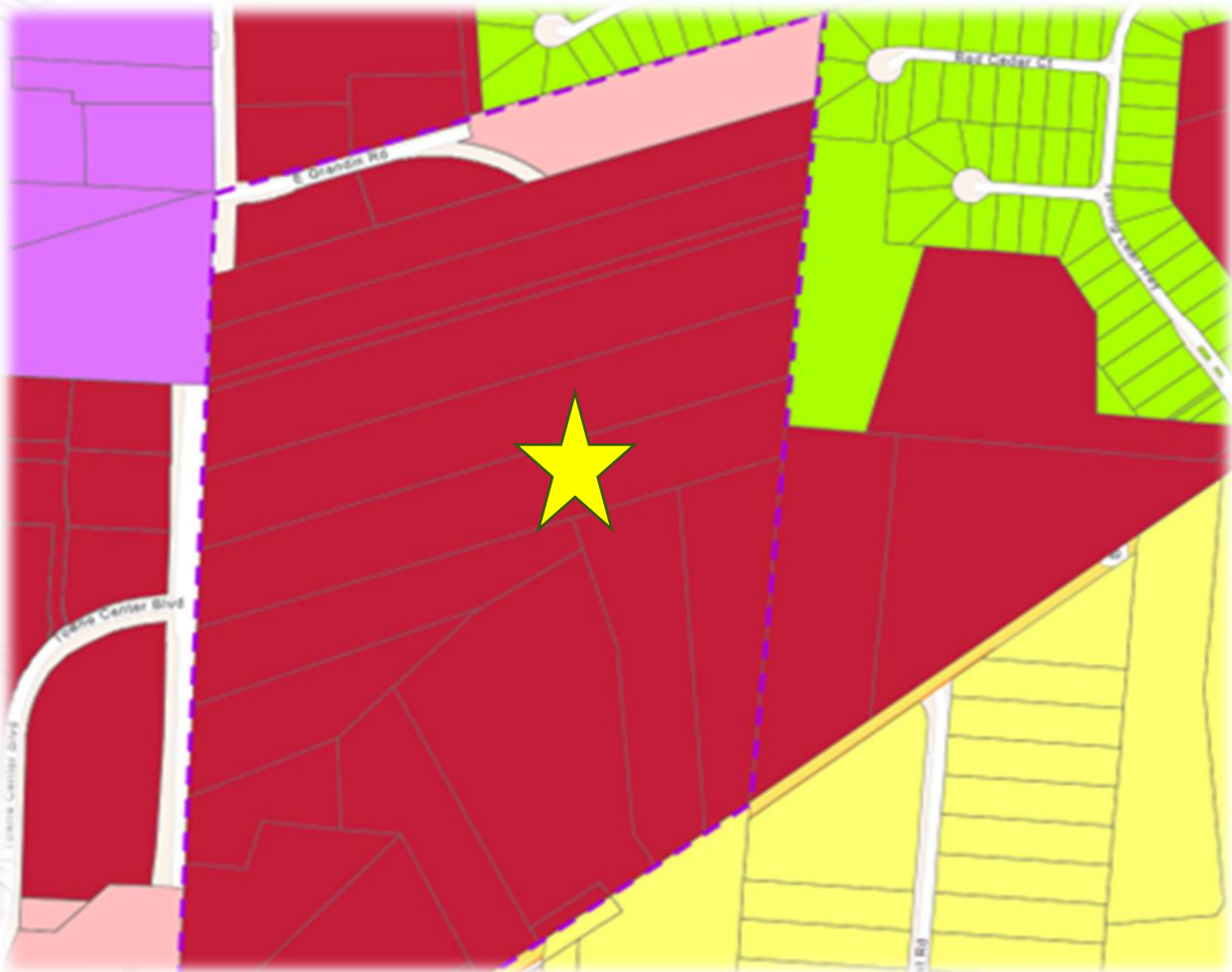
Site Aerial



Zoning Map

Surrounding Zoning Districts:

- North: B-2 General Business Zone**
- South: B-2 General Business Zone**
- East: R-2 Two Family Residence Zone**
- West: M-2 Heavy Industry Zone/B-2 General Business**



2021 Zoning Parcels

- B-1 Neighborhood Business Zone
- B-2 General Business Zone
- Check
- M-1 Light Industry Zone
- M-2 Heavy Industry Zone
- M-H Mobile Home Park Zone
- R-1 Single Family Residence Zone
- R-2 Two Family Residence Zone
- R-3 Multi-Family Residence Zone
- R-4 Urban Residence Zone
- T-C Trailer Camp Zone

- The Hamilton Township Zoning Code (HTZC Table 4-2: Permitted Use Table) allows restaurants in B-2 zoning districts with specific standards.

- Restaurants with a drive thru must be located a minimum of 100' from a residential property.
- All loudspeakers, service order devices, and similar instruments shall be located a minimum of 300' from a residential dwelling unit.

Zoning Requirements:

USE P = Permitted Use PS=Permitted Use with Use-Specific Standards C = Conditional Use	ZONING DISTRICTS										ADDITIONAL REQUIREMENTS
	R-1	R-2	R-3	R-4	M-H	T-C	B-1	B-2	M-1	M-2	
Printing Shop								P	P	P	
Race Track or Course										P	
Restaurant							PS	PS	PS	PS	See 4.8.3.J
Retail and Service Commercial Use							P	P	P	P	
Self-Storage Facility or Mini-Warehouse								C			See 4.8.3.K
Sexually Oriented Business										PS	See 4.8.3.L
Sheet Metal Shop								P	P	P	
Stable, Public						C		C			
Tattoo/Piercing Parlor or Studio								P	P	P	
Travel Trailer Camp						PS					See 4.8.3.M
Travel Trailer Overnight Port						PS					See 4.8.3.N
Truck, Trailer, or Farm Implement Sales and Service								P	P	P	
Wholesale Business								P	P	P	

Architecture:

The Hamilton Township Planning and Zoning Director shall review and make decisions on architectural features in accordance with the guidelines and standards set forth in *HTZC Section 6.4*.



Signage:

(2) Option 2 – Two Signs

Each parcel in a nonresidential district shall be permitted each of the following:

- (a) One wall sign with an area not to exceed 1.5 square feet per lineal foot of building frontage width. No sign shall exceed a maximum of 60 square feet.
 - (i) The sign shall not project more than 1.5 feet from the building wall to which it is attached.

- (iii) A building located at the intersection of two or more streets that are in the township, county, state or federal highway system shall be permitted one wall sign on each surface of the building facing such streets. If this option is selected, the area of any sign shall not exceed one square foot per each lineal foot of building frontage width, and shall not exceed a maximum area of 60 square feet.



Parking:

- Chapter 7 of the *HTZC* outlines rules on parking, loading and circulation that shall be followed.
- Table 7-1 sets the required number of parking spaces for a restaurant as 1.0 space per 100 sq. ft.

CHAPTER 7: Parking, Loading and Circulation
Section 7.4. Off-Street Parking Regulations

USE	REQUIRED NUMBER OF PARKING SPACES
BUSINESS USES	
Outdoor Commercial Recreation or Entertainment Facility	1.0 space per 5,000 square feet of land area or 1.0 space per 3 persons at maximum capacity, whichever is greater
Paint Shop	1.0 space per 3 employees
Printing Shop	1.0 space per 3 employees
Race Track or Course	1.0 space per 5 seats
Restaurant	1.0 space per 100 square feet
Retail and Service Commercial Use	1.0 space per 250 square feet

Based on the square footage of 3694, the minimum number of parking spaces required would be 37. The proposed number of spaces is 39.

Landscaping Requirements:

Landscaping:

Landscaping for any development shall comply with *HTZC Chapter 8: Landscaping Regulations*. The applicant has submitted a detailed landscaping plan showing compliance with all zoning requirements.

TABLE 8-3: MINIMUM INTERIOR SITE LANDSCAPING REQUIREMENTS

PROPOSED USE	MINIMUM LANDSCAPING REQUIREMENT
All uses in industrial districts	Three trees per 1,000 square feet, or fraction thereof, of building ground floor area for all structures, and each tree shall have a minimum of 2" caliper; plus there shall be landscaped areas equal to 20 square feet for every 1,000 square feet of building coverage areas, or fraction thereof. Such landscape areas shall contain trees, planting beds, hedges, fences, walls, earth mounds, benches or other materials designed and located in a manner complimentary to the overall architecture of the surrounding buildings.

TABLE 8-4: TYPE AND WIDTH OF PERIMETER BUFFER REQUIRED

PROPOSED USE	ADJACENT TO (AVERAGE WIDTH – BUFFER TYPE)[1]			
	RESIDENTIAL DISTRICT	BUSINESS DISTRICT	INDUSTRIAL DISTRICT	FREEWAY, ARTERIAL OR COLLECTOR STREET RIGHT-OF-WAY [2]
Single Family Residence [3]	None	None	None	None
Recorded Residential Subdivision	None	10 feet – Buffer “A”	20 feet – Buffer “C”	50 feet – Buffer “D”
Mobile Home Park	10 feet – Buffer “A”	None	None	10 feet – Buffer “E”
Institutional Use	10 feet – Buffer “B”	None	None	10 feet – Buffer “E”
Business District	10 feet – Buffer “B”	None	15 feet – Buffer “B”	10 feet – Buffer “E”
Industrial District	20 feet – Buffer “C”	15 feet – Buffer “B”	None	10 feet – Buffer “E”
Railroad	20 feet – Buffer “E”	20 feet – Buffer “E”	20 feet – Buffer “E”	None
Utility Substation, Junk Yard, Landfill, Sewage Plant, or Similar Use	50 feet – Buffer “D”	50 feet – Buffer “D”	50 feet – Buffer “D”	50 feet – Buffer “D”

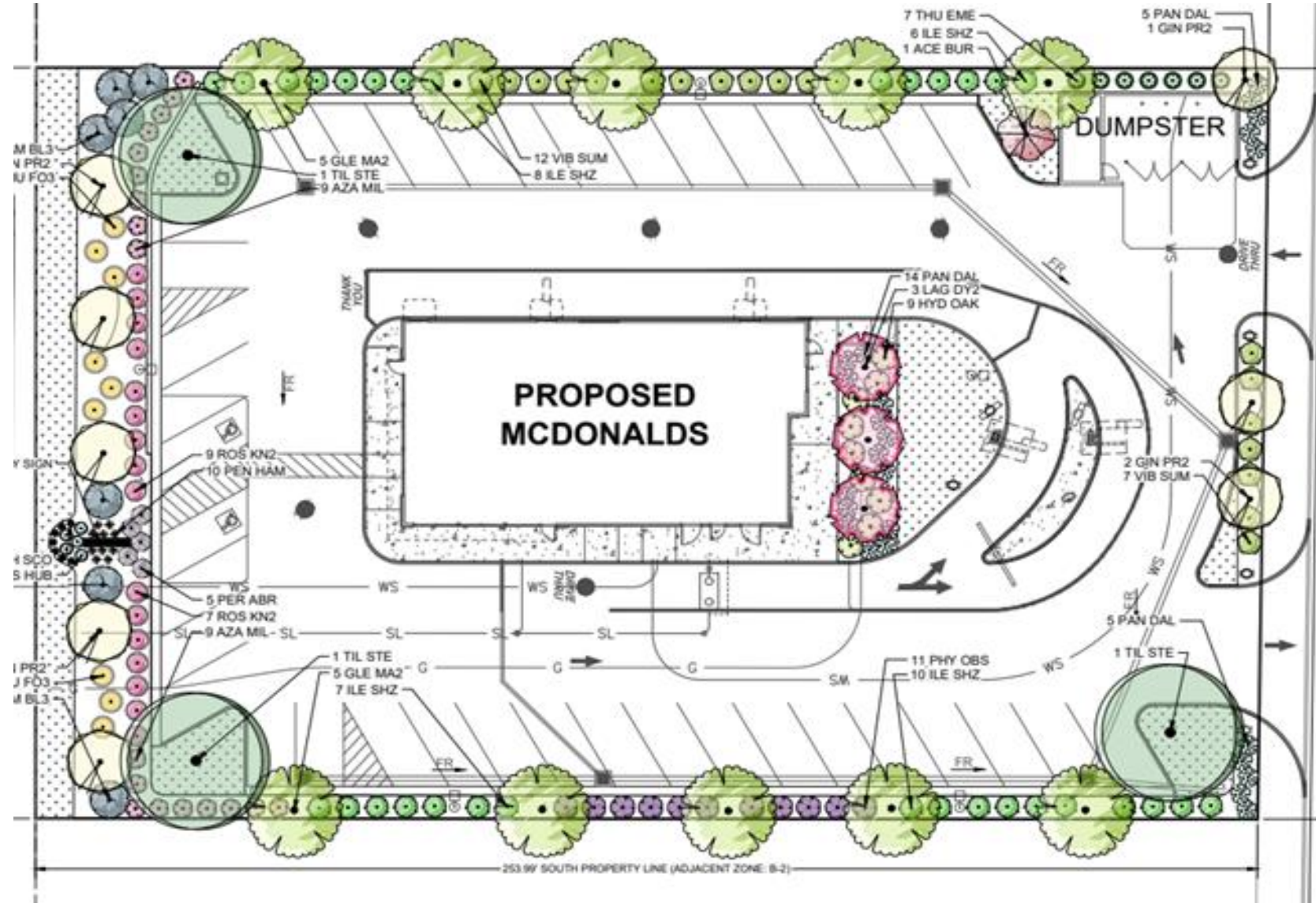
NOTES:

[1] The first number listed is the minimum average width of the buffer area, with no width being less than 3 feet. The second is the type of buffer required. Materials required for each buffer type are established in [Table 8-5](#).

[2] In business and industrial districts, the right-of-way buffer requirement shall only apply when adjacent to freeway or arterial street rights-of-way that prohibit driveways.

[3] This use is individual single family residences that are not part of a subdivision.

Landscaping Requirements:



Lighting Requirements:

6.3.3. General Lighting Standards

A. Outdoor Lighting Plan

- (1) An outdoor lighting plan shall be submitted with a zoning certificate application.
- (2) The lighting plan shall be prepared by a licensed professional engineer, who shall certify that the exterior lighting plan complies with this section.
- (3) The photometric plan shall be prepared in a scale that is easily legible.
- (4) The lighting plan shall include the following information:
 - (a) A photometric plan for the site of the building or development;
 - (b) Product details, and cut sheets for proposed poles, fixtures, and lamps;
 - (c) Descriptions of lenses; and
 - (d) Data tables providing details required by this section.

E. Illumination Levels

- (1) Light originating on a site shall not trespass beyond the site to exceed the values in [Table 6-3: Illumination Levels at Property Line](#) when measured at the property line for the following adjacent property types:

TABLE 6-3: ILLUMINATION LEVELS AT PROPERTY LINE

ADJACENT LAND USE	ILLUMINATION LEVEL
Residential	0.2 Footcandles
Nonresidential	1.0 Footcandles

The submitted photometric plan does comply with Township regulations.

Warren County Partner Organization Comments:

Warren County Soil & Water Conservation District:

- Due to the lot being less than one acre, no Earth Disturbing Permit is required.

Warren County Water & Sewer Department Comments:

- Sanitary sewer service is available to the property from the existing 8-inch gravity sanitary sewer along State Route 48. The accumulation of grease in the service lateral and 8-inch sewer line will be problematic as there is no flow in the upgradient 8-inch sewer line and grease will accumulate in the downstream sewer. Frequent monthly cleaning of the grease interceptor will be critical to avoid future sanitary backups. Warren County is interested in additional measures that could be taken by McDonalds to eliminate grease accumulation such as the use of degreasing agents or other measures.
- Water service is available to the property from the 16-inch line along State Route 48. Sufficient pressure and capacity are available to serve the proposed development. The static water pressure near this location is approximately 65 pounds per square inch. Fire protection flow measurements taken from nearby hydrants resulted in 1,190 gallons per minute.
- The development will also be required to install Reduced Pressure Principle Backflow Prevention Assemblies that conform to Warren County Standards. The device must be tested by a certified plumbers and registered with the Warren County Water and Sewer Department.

Warren County Partner Organization Comments:

Warren County Health Department:

- Prior to building the facility, the property owner should contact the Warren County Health District's Plumbing Division to obtain any necessary permits. In addition, since there is a kitchen, the property owners must contact the Warren County Health District's Generalist Division.

Warren County Engineer's Office:

- McDonald's site construction will include a sidewalk along SR 48.

Staff Recommendation:

Staff recommends APPROVAL of the Site Plan for McDonald's to construct a restaraunt facility located at 148 Towne Center Boulevard, outlot 2, Maineville, OH 45039 with the following conditions:

- 1) Compliance with all regulations in the *Hamilton Township Zoning Code*.**
- 2) Meet the requirements of all Warren County partner organizations.**



HAMILTON
TOWNSHIP



Office of Township Administrator
8/7/24 Trustee Meeting

The following motion is requested by the Board of Hamilton Township Trustees from the Administrator.

Motion to approve Resolution 24-0807A- a resolution approving an increase in appropriations in the Police District Fund and Fire Maintenance Fund.

It is necessary to increase appropriations in the Police District Fund – Motor Vehicles by \$400,000. These funds are currently in the carryover portion of the fund and are necessary to be appropriated to pay for the balance of the five replacement cruisers that the Board approved recently.

It is also necessary to increase appropriations in the Fire and EMS Special Levy Fund – Repairs and Maintenance in the amount of \$55,000. It is necessary to appropriate that amount to pay for pending engine repair and other maintenance required for Engine 76.

The Township of Hamilton, Warren County, Ohio Board of Trustees met in regular session on August 7, 2024, at 6:00 p.m. at Hamilton Township, Warren County, Ohio, with the following Trustees present:

Darryl Cordrey – Trustee, *Chair*
Joseph P. Rozzi – Trustee, *Vice Chair*
Mark Sousa – Trustee

Mr. _____ presented the following Resolution and moved its adoption:

**HAMILTON TOWNSHIP, WARREN COUNTY, OHIO
RESOLUTION NUMBER 24-0807A**

**A RESOLUTION APPROVING AN INCREASE IN TOWNSHIP APPROPRIATIONS IN
THE POLICE DISTRICT FUND AND FIRE MAINTENANCE FUND AND TO
RECONCILE BUDGETS FOR THE CALENDAR YEAR 2024**

WHEREAS, the Board of Township Trustees wishes to authorize and approve an increase in appropriations in order to reconcile budgets and appropriations for the calendar year 2024;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Hamilton Township, Warren County, Ohio that:

- SECTION 1.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Fire and EMS Special Levy – Repairs and Maintenance line item 2283-220-323-0000 in the amount of \$55,000.
- SECTION 2.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount reflected in Section 1 of this Resolution.
- SECTION 3.** The Fiscal Officer is hereby authorized and directed to increase the appropriations for the Police District Fund 2081-210-750-0000 in the amount of \$400,000.
- SECTION 4.** The Fiscal Officer is hereby authorized and directed to approve a Blanket Certificate in the amount reflected in Section 3 of this Resolution.
- SECTION 5.** This Resolution shall take effect on the earliest date allowed by law.

Mr. _____ seconded the Resolution and the following being called upon the question of its adoption, the vote resulted as follows:

Joseph P. Rozzi – Aye _____ Nay _____
Mark Sousa Aye _____ Nay _____
Darryl Cordrey Aye _____ Nay _____

Resolution adopted this 17th day of July, 2024.

Attest:

Leah M. Elliott, Fiscal Officer

Approved as to form:

Benjamin J. Yoder, Law Director

I, Leah M. Elliott, Fiscal Officer of Hamilton Township, Warren County, Ohio, hereby certify that this is a true and accurate copy of a Resolution duly adopted by the Board of August 7th, 2024.

Date: _____

Leah M. Elliott, Fiscal Officer



**Office of Public Works
8/7/2024 Trustee Meeting**

The following motion is requested by the Board of Hamilton Township Trustees from the Public Works Department:

Motion to approve the purchase of cemetery deeds as presented to the Board.

- Cemetery Deeds –
 - Jacoby Payne purchased Lot 268, grave 1 in Maineville Addition, deed number 2024-8
 - Roger Lew & Bobbie Carolyn Bingham purchased Lot 267, graves 7 & 8 in Maineville Addition, deed number 2024-9

Budget Impact: N/A

Deed For Cemetery Lot

Rev. Code, Sects. 517.07,.14; 759.12,31

Deed Number: # 2024-9

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 2,400.00Dollars, to us paid by Roger Lew & Bobbie Carolyn Bingham Current Address: 8275 S. St. Rt. 48 Maineville, Oh 45039, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

Roger Lew & Bobbie Carolyn Bingham

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in **Maineville Addition : Lot: 267 Grave(s) 7 & 8** as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

Roger Lew & Bobbie Carolyn Bingham

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules an regulations of the officers having control of said Cemetery.

In Witness Whereof, We have hereunto set our hands on this 7th day of July A.D. 2024

Signed and Acknowledged in presence of

in Warren County, Ohio.

**** The State of Ohio, Warren County, ss.**

Be It Remembered, That on this 7th day of July A.D. 2024 before me, the subscriber, a **Notary Public** in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.

Deed For Cemetery Lot

Rev. Code, Sects. 517.07,.14; 759.12,31

Deed Number. # 2024-8

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned Trustees of Hamilton Township, Mark Sousa, Joe Rozzi, Darryl Cordrey, in the County of Warren and State of Ohio, for and in consideration of the sum of \$ 1,200.00Dollars, to us paid by Jacoby Payne Current Address: 789 Jewelweed CT. Maineville, Oh 45039, the receipt whereof is hereby acknowledged, do hereby **GRANT, BARGAIN, SELL AND CONVEY** to the said:

Jacoby Payne

and HIS/HER/THEIR heirs forever the following described lot or parcel of land in Maineville Addition : Lot: 268 Grave(s) 1 as described upon the plat of said Cemetery, on file in the office of the Administration of said TO HAVE AND TO HOLD the same to the said

Jacoby Payne

and HIS/HER/THEIR heirs, to be used for the purposes of burial only, subject to the laws of this State regarding Cemeteries and the rules an regulations of the officers having control of said Cemetery.

In Witness Whereof, We have hereunto set our hands on this 7th day of July A.D. 2024

Signed and Acknowledged in presence of

in Warren County, Ohio.

**** The State of Ohio, Warren County, ss.**

Be It Remembered, That on this 7th day of July A.D. 2024 before me, the subscriber, a Notary Public in and for said County, personally came the above named Trustees of Hamilton Township in Warren County, State of Ohio, and as such officers, acknowledged the signed and sealing of the foregoing conveyance to be their voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto subscribed my name, and affixed my official seal, on the day and year last aforesaid.
